



8 3F2 Colinton Road, Napier House

Merchiston, Edinburgh, EH10 5DS

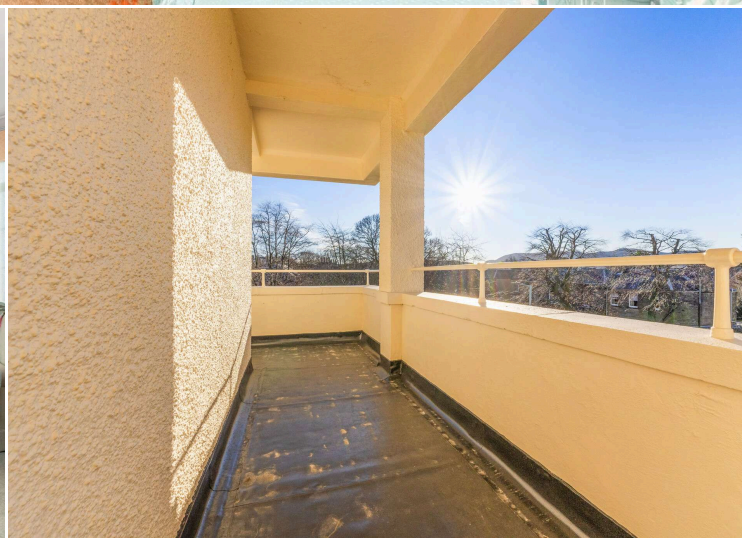


VMH ESTATE AGENTS



Impressive & spacious 4 bedroom third floor Art Deco apartment with balcony, secure garage & views

- Sitting room with bay window
- Balcony off the sitting room
- Dining room/double bedroom 3
- Kitchen & utility room
- 3 spacious double bedrooms
- Bathroom & separate shower room
- Desirable residential area
- Lift access & lovely shared grounds
- Secure underground garage
- Gas central heating & double glazing



Offers Over: £720,000

EPC Rating: C

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

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About the Property

This impressive and extremely spacious third floor apartment forms part of a superb 'B' listed Art Deco building (circa 1934) with private balcony off the sitting room, fabulous views and a garage in a secure underground residents' carpark. The property is located in the highly sought after residential area of Merchiston and is within close walking distance to a variety of local amenities in Bruntsfield and Morningside.

The generously proportioned interior is bright and well laid out and although it now requires some upgrading and modernisation offers great potential for a buyer to create a wonderful home to their own style and requirements. This splendid building has a passenger lift, delightful landscaped gardens and residents/visitor off-street parking to the front.

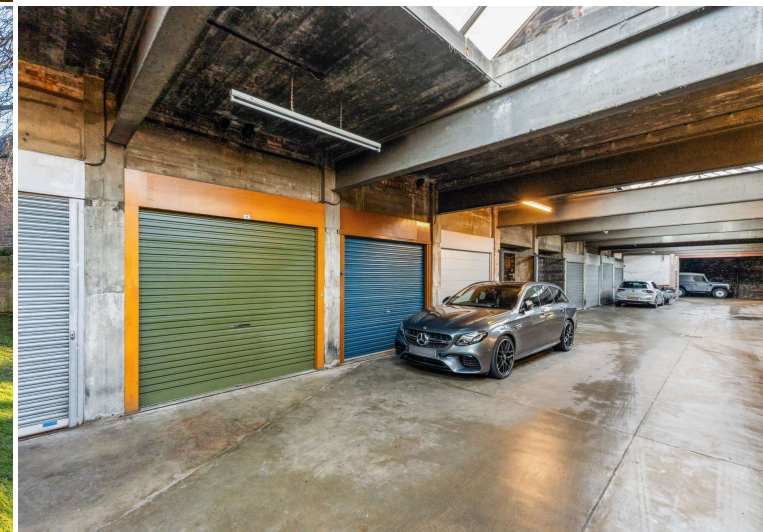
Management

The development is factored and maintained by James Gibb for approximately £350 per month

Extras

All fitted floor coverings, curtains, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.



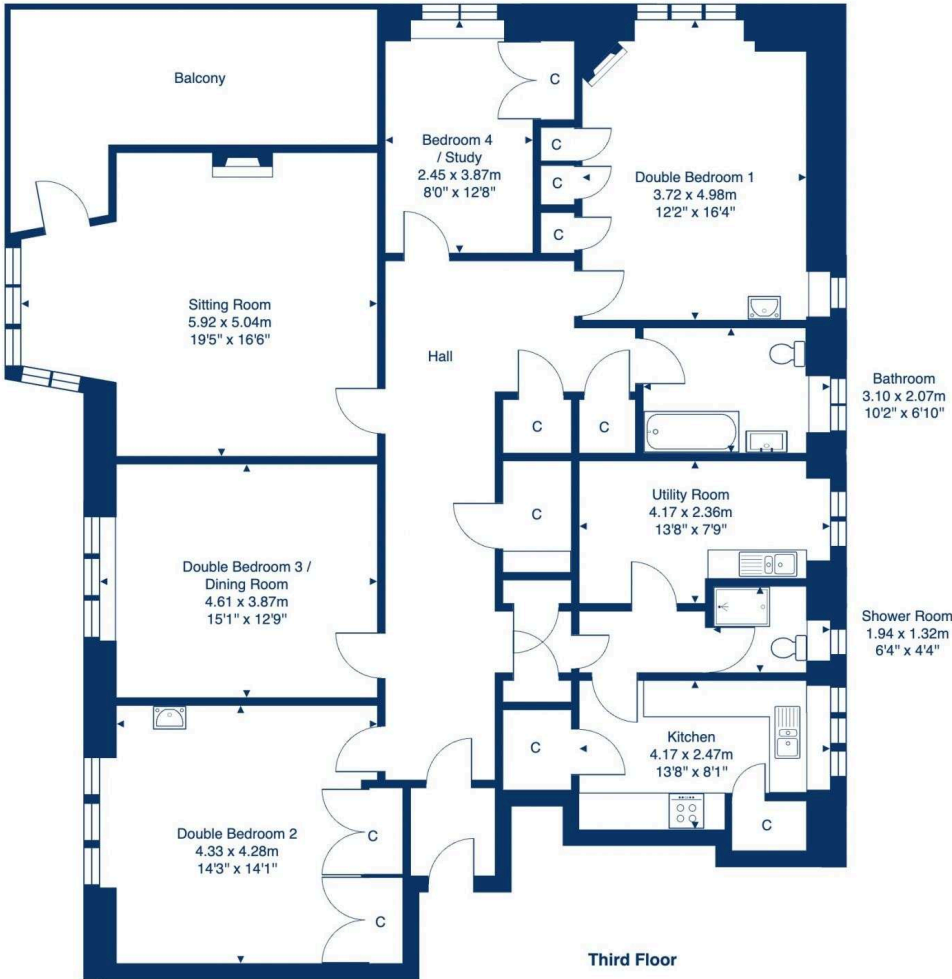


Location

The highly coveted residential area of Merchiston is characterised by broad tree-lined avenues and substantial properties set within large gardens. This property lies close to 'Holy Corner' where Merchiston, Bruntsfield and Morningside meet. The local amenities of Bruntsfield and Morningside are close at hand and offer an extensive range of convenience shops, restaurants and bars, banks, post offices and supermarkets. Edinburgh and Napier Universities are also close by. The wide-open spaces of Bruntsfield Links, The Meadows and the Union Canal Walkway are all close to hand with Blackford Hill and the Hermitage of Braid just a few minutes drive away. Furthermore, there is easy access via the City Bypass to Edinburgh International Airport, Queensferry Crossing and the national motorway network. Excellent schooling is represented in both the state and private sector

Floor Plan

8 3F2, Colinton Road, Napier House, Edinburgh, EH10 5DS



Third Floor

Total Area: 161.4 m² ... 1737 ft²

All measurements are approximate and for display purposes only.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.